

# The Bahamas

## *Luxury market digest*



**2025/26  
season**

The Bahamas has cemented its position as one of the Caribbean's most dynamic luxury destinations, offering an exceptional blend of accessibility, heritage, and liveability. This report explores the archipelago's prime property market.

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## Island Digest

From branded residences and cutting-edge wellness centres to championship golf tournaments, blue-ribbon fishing grounds and a world-famous yachting scene, few Caribbean destinations can match the lifestyle breadth of the Bahamas.

The archipelago spans 700 islands, though the bulk of high-end activity is concentrated in a few key hubs. Nassau, the commercial and political hub, remains the centre of gravity for high-end development and infrastructure. Neighbouring Paradise Island blends resort luxury with residential seclusion, while Harbour Island continues to attract a discreet crowd drawn by its pink sand beaches and low-rise vernacular architecture. In the Exumas, buyers can find off-grid seclusion and private island potential, while Bimini has become a hotspot for branded resort-style living with fast access from Florida and New York.

Buyers tend to fall into three main groups. First, there are US and Canadian purchasers, which make up roughly 85% of transactions. Many with one foot in Florida and make lifestyle investments. Then come high-net-worth families, many of whom are long-term repeat visitors, upgrading from rental to ownership. A third cohort from Europe and Latin America is drawn by direct flights, year-round sunshine, and the option to secure permanent residency through investment.

Buyers tend to seek out homes that balance liveability and lock-up-and-leave convenience. Demand spans beachfront condos in Nassau to private compounds in the Exumas. Purchasers generally favour serviced, well-managed properties with rental potential.

The lifestyle appeal is underpinned by a growing amenity offer. Nassau is home to Albany, a luxury enclave with an Ernie Els-designed golf course, equestrian facilities, and a deep-water marina. Lyford Cay remains a fixture for established families, with a private club, beach, and strong social calendar. Across the islands, wellness is a growing priority – facilities offering cryotherapy, IV therapy, and stem-cell treatments are increasingly common (see next page). New arrivals like Cellcolabs, an advanced stem cell and regenerative medicine laboratory, signal the emergence of a medical-meets-luxury offering geared toward long-stay residents.

Branded residences are also taking hold. The upcoming Ritz-Carlton Reserve in Cotton Bay, Eleuthera, Montage Cay in the Abacos, and the recently announced Banyan Tree project in Bimini are giving buyers access to full-service homes with the backing of international operators. It's part of a wider shift toward serviced living: buyers want simplicity, security, and hotel-grade amenities.

# My Bahamas

James Davies

## What distinguishes the Bahamas from other Caribbean destinations?

The Bahamas offers a rare combination of accessibility, heritage, and liveability. Nassau, in particular, has long been a well-trodden path for wealthy US and European buyers – it's close to Florida and New York, and supported by strong infrastructure and a deep-rooted luxury tradition. Places like Lyford Cay have been around since the 1950s and remain among the world's most exclusive neighbourhoods.

## How would you characterise the buyer base?

It's a real melting pot. Proximity means lots of US buyers, but we also see Canadians, British, Swiss, Portuguese and even Scandinavian families. Some are relocating full-time, especially with good schools and services now in place. The US buyers are mostly looking for a lifestyle investment – something

they can enjoy seasonally, with an eye to longer-term living.

## What are the key destinations within the Bahamas?

Nassau is the hub, with major infrastructure, private estates like Old Fort and Albany, and most of the branded residences. Harbour Island appeals to those in the know – quieter, smaller-scale, but highly desirable. The Exumas offer true privacy, including private islands and boutique villa resorts. You've got to know where to look, but the product can be exceptional.

## What's the draw beyond real estate?

Fishing is huge – especially blue marlin tournaments in the Abacos, which draw major names. Golf is also a big part of the lifestyle. You've got championship courses at Albany and Lyford Cay, plus natural beauty that's hard to beat. Some beaches really are among the best in the world.



# US\$1m

MINIMUM INVESTMENT  
REQUIREMENT FOR PERMANENT  
RESIDENCY STATUS

“The Bahamas offers a rare combination of accessibility, heritage, and liveability.”

# Prime property market overview

The Bahamian property market experienced a sharp post-pandemic upswing as high-net-worth buyers prioritised lifestyle, accessibility, and seclusion. Activity has since plateaued, but demand remains elevated, particularly in well-established enclaves such as Nassau, Paradise Island, and Harbour Island.

In Nassau, beachfront condos typically start at around US\$3 million, with trophy homes reaching up to US\$40 million. On Harbour Island, beachfront properties range from US\$2.5 million to US\$15 million, reflecting the island's tight supply and premium appeal. In Bimini, branded residences tend to start at US\$3.5 million and can reach up to US\$8 million. Private islands, which offer a rare blend of exclusivity and development potential, range from US\$10 million to more than US\$100 million, depending on location, infrastructure, and scale.

Inventory in prime locations remains constrained. On Harbour Island, much of the housing stock is often held in families for generations, with limited new development opportunities and a preference for off-market transactions. In Nassau, by contrast, the focus is on expanding master-planned communities with

branded and serviced residences. Developments such as Albany and Old Fort continue to see new phases added, while emerging projects like Banyan Tree in Bimini, the Ritz-Carlton Reserve in Eleuthera and Montage Cay in the Abacos will join a growing pipeline of branded residences, adding to a roster that already includes Aman in the Exumas and Rosewood Baha Mar in Nassau. Investments by the hotel groups has driven significant investment in infrastructure across the islands, particularly around airports.

While US buyers – who make up the largest share of the market – are typically not driven by tax motivations, the Bahamas remains attractive to international investors seeking residency in a low-tax environment. The country has no income, capital gains, or inheritance tax. To qualify for economic Permanent Residency status, individuals must make a minimum investment of \$1.0 million, either through real estate investments or the purchase of Zero Coupon Bonds from the Central Bank of The Bahamas. In both cases, the asset must be held for a minimum of 10 years. These options continue to underpin long-term demand, particularly from Latin American and European buyers.

## BRANDING BIMINI



Just 48 nautical miles east of Miami, the island of Bimini is home to the Banyan Tree's newest branded residence project – 54 private homes with full-service amenities, set beside white-sand beaches and turquoise waters. It's the latest example of a global trend that has found fertile ground in the Bahamas.

The branded residence sector has expanded rapidly, with the number of schemes worldwide rising from 169 in 2011 to 611 today, according to Knight Frank's The Residence Report. That figure is expected to reach 1,019 by 2030, with unit numbers projected to surpass 162,000.

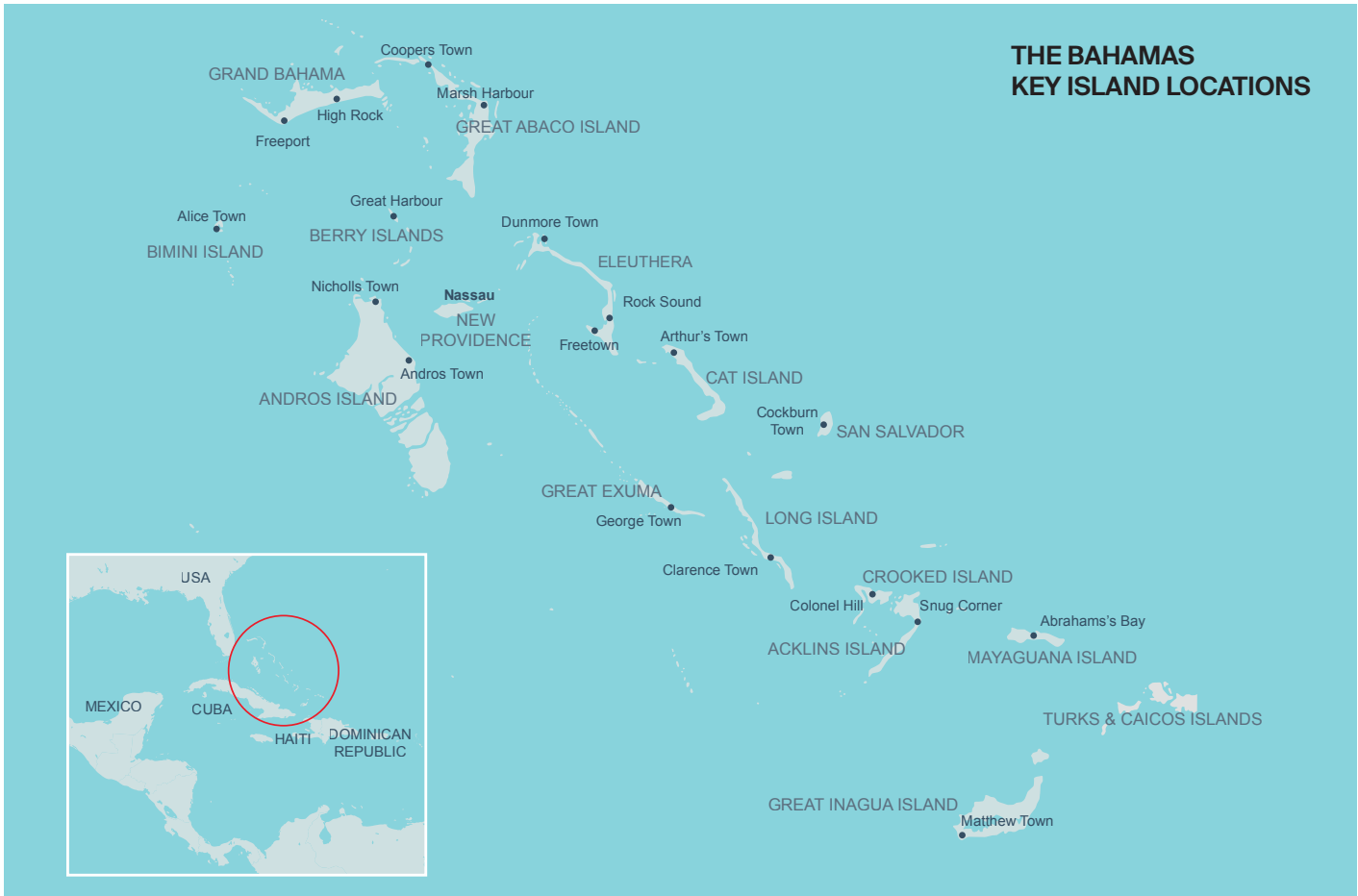
The drivers behind the trend are already visible in the Bahamas. Buyers are seeking larger, more practical homes for extended stays, paired with the convenience of 'lock-and-leave' living: serviced, managed properties that offer the comfort and amenities of a five-star hotel.

Among the most talked-about features of the Banyan Tree Bimini project is Bonito, a private members' club offering a taste of the hedonism more commonly associated with St Barts. Nestled on the water's edge, Bonito Bimini is a sister outpost to the original perched above Gustavia Harbour – long a haunt for high-net-worth travellers. Its arrival signals a shift in buyer preferences: from simply owning a second home to gaining access to a lifestyle and community. For today's wealthy consumers, the draw is not just privacy and service, but connection – through curated events, familiar faces, and a sense of place.

Availability of appropriate sites, strong connectivity, and the Bahamas' popularity among wealthy residents of New York and Miami have all helped make the country the hotspot for branded living in the Caribbean.







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We like questions, if you've got one about our research, or would like some property advice, we would love to hear from you.

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